CONDITIONS GOVERNING VACATION HOME LOTS AND PRIVATE LAND PROPERTIES WITHIN PROVINCIAL PARKS

2nd Edition

Manitoba
Natural Resources
Parks

INDEX

	PAGE
CROWN LAND SURVEYS	1
CROWN LAND RENTAL AND CONDITIONS	1
GENERAL BUILDING REQUIREMENTS	2
GUIDELINES FOR LOT DEVELOPMENT	2
A. Aggregate Building Floor Area Allowable	2
B. Maximum Number and Type of Buildings	2
C. Lot Coverage Calculation	3
D. Boathouses in Front of Lakeshore Lots	3
E. Vacation Home Basement Restriction and Lower Levels	4
F. Open Decks	4
G. Side Lot Buffers	4
H. Front and Rear Lot Buffers	5
I. Application	5
J. Sanitary Facilities	6
General	6
New Subdivisions	7
Existing Systems (Road Accessible)	7
Existing Systems (Non-road Accessible)	8
Other Conditions	9
K. Variance Review Procedure	9
L. Accessory Facilities	10
M. General Conditions	11
PLAN SUBMISSION GUIDELINES FOR COTTAGE ADDITIONS	13
SAMPLE PLOT PLAN	
SPECIMEN TO ASSIST IN DRAUGHTING PLANS	
APPLICATION FOR BUILDING PERMIT	

CROWN LAND SURVEYS

1. Lots in subdivisions shall not normally exceed 31 metres frontage by 46 metres in depth. Where the topography makes it impossible to lay out a regular subdivision, lots may be surveyed in such size and manner approved by the Director of Parks.

2. A common shoreline of at least 8 metres from the high water mark shall be reserved in front of all lands subdivided into lots.

3. Plans of survey shall suit the topography in each case and must be approved by the Director of Parks. Where it is considered advisable, the Director of Parks may order a re-survey or rearrangement of any subdivision, provided that it will not interfere with the rights already granted.

CROWN LAND RENTAL AND CONDITIONS REGARDING LOT LEASES AND PERMITS

1. The rental on vacation home lots, boathouse and dock sites and service charges shall be as fixed by Regulation and are subject to revision annually.

2. On acceptance of an application, a Vacation Home Permit is issued authorizing the occupation of the lot for one year. If, following the expiry date of the permit, development has not reached a stage satisfactory for the issuance of a lease and provided all other conditions relative to the permit have been complied with, a renewal permit will be issued for one year.

3. Rental and such other taxes and assessments as are applicable are the responsibility of the permittee/lessee. Failure to pay such accounts when due shall result in cancellation of the permit or lease.

4. Upon completion of the vacation home in accordance with the approved plans and when all the conditions relative to the permit have been complied with, the permittee shall apply for a lease.

5. Application for lease shall be made on forms supplied by the Department. Leases shall be for a period of twenty-one years, in areas other than Grand Beach Provincial Park, and ten years, in Grand Beach Provincial Park, renewable for a further like period.

6. Permits and leases may be assigned but no assignment shall be entered into without the approval of the Director of Parks. No assignment of undeveloped lots will be considered except on compassionate grounds. The assignment fee shall be as fixed by Regulation.

7. (a) Permanent residence under Vacation Home Permits or Leases is not permitted unless authorized by the Minister in writing.

   (b) Unless otherwise authorized in writing by the Director of Parks, a vacation home is to be primarily for the permittee or lessee's own use as a vacation home.

8. Within two years of the issuance of a Vacation Home Permit, the permittee must erect, in accordance with approved plans, on permanent concrete footings or acceptable foundation, a vacation home having a floor space of not less than 44.6 square metres (480 sq. ft.). The moving of an existing older structure onto a lot for use as a vacation home will not be approved. Underbrush, dead or fallen trees and other debris, which may constitute a fire hazard, must be cleared to the satisfaction of the Park Ranger.

9. No boathouse or dock shall be constructed except in such areas or on such sites as may be designated. A permit is required and annual rental charged for a dock or a boathouse located outside the boundary of the lot. Upon issuance of a permit and subject to applicable requirements, the boathouse or dock site shall be considered as "designated for exclusive use" of the permittee.

GENERAL BUILDING REQUIREMENTS APPLICABLE TO CROWN LAND AND TO PRIVATE LAND WITHIN PROVINCIAL PARKS

1. Before any building is erected or addition or structural alteration made to an existing building, construction plans in duplicate must be approved in writing by the Director of Parks and a BUILDING PERMIT secured. Construction must be carried out in accordance with the plans as approved, one set of which is returned to the lotholder or property owner for this purpose. Please allow six to eight weeks for processing and approval.

2. No clearing of the site, building construction, or other lot development may commence until the position of the building or work has been approved by the Park Ranger and the development must be sited in accordance with the location as approved on site by the Park Ranger. The installation of sewage disposal facilities also requires a BUILDING PERMIT.

3. Building plans submitted for approval must conform to applicable MANITOBA BUILDING CODE and PROVINCIAL PARK LAND requirements. For Building Code compliance purposes detailed construction plans are required. An exception is made for a non-habitable accessory building not greater than 10 square metres (108 sq. ft.) in floor area for which plans of lesser detail may be acceptable. A "SPECIMEN TO ASSIST IN DRAUGHTING PLANS" is available as below. As the location of proposed construction must first be approved by the local Park Ranger, it is recommended that the completed APPLICATION FOR BUILDING PERMIT, plot plan, and the building plans in duplicate be submitted to the local District Office. Alternatively they may be sent to Manitoba Parks Branch, Leases and Permits Office, 258 Portage Avenue, Winnipeg, Manitoba, R3C 0B6.

4. THE BUILDING PERMIT must be posted in a manner prescribed by the Park Ranger before work is commenced by lotholder or property owner. The permit is to be so maintained until work is completed unless the permit is suspended, revoked or cancelled or the work is stopped by the Park Ranger in which case it shall be removed and not again displayed until the permit is reinstated or the Park Ranger permits resumption of the work. The work must be completed within one year from the date of issue of the building permit at which time the permit will automatically become void unless reindorsed in writing by the Park Ranger as being in conformance with current requirements. Any work commenced without the posting of the permit will be subject to prosecution under The Provincial Park Lands Act.

GUIDELINES FOR LOT DEVELOPMENT

FOR ALL VACATION HOME LOTS AND PROPERTIES WITHIN PROVINCIAL PARKS EXCLUDING GRAND BEACH AND THOSE LOTS OR PROPERTIES WITHIN BLOCKS D AND K, PLAN NO. 8208, D. OF S. AT FALCON LAKE AND W.L.T.O. PLAN NO.'S 7030, 9945, 10244, 10309 and 10820 AT NUTIMIK LAKE WHOSE AREA IS UNDER 1,394 SQUARE METRES (15,000 SQ. FT.):

BUILDING AND FACILITY DEVELOPMENT WILL IN NO EVENT EXCEED THE FOLLOWING:

A. Aggregate Building Floor Area Allowable

   1. A maximum of 209.0 square metres (2,250 sq. ft.) for residential lots up to and including 1,394 square metres (15,000 sq. ft.) in area or

   2. 15% of the total area of the lot, up to a maximum of 232.3 square metres (2,500 sq. ft.). No resurvey of existing lots will be allowed for this purpose.

B. Maximum Number and Type of Buildings

   1. In addition to the one required vacation home consisting of a single dwelling unit, a total maximum of three accessory buildings or detached shelter structures are allowed.

Where otherwise permissible (example: utility shed within developable area of lot or pumphouse on Public Reserve) a non-habitable building or structure of 5.9 square metres (64 sq. ft.) or less floor area shall be excluded from the total number of four allowable buildings but shall be included within aggregate allowable floor area calculations.

2. Second storeys are not permissible for accessory buildings except as provided under D 4 below and no portion of a vacation home may exceed two storeys in height. In any given case the Director of Parks reserves the right of sole discretion as to the applicable definition of a storey. Comment: There are a number of particular Building Code requirements related to two storey buildings including heavier foundation and lower level structural members which may preclude a second storey addition to an existing vacation home.

3. Only one of the three accessory buildings may exceed 29.7 square metres (320 sq. ft.) in floor area and that building must consist of a boathouse, garage or storage building not exceeding 55.7 square metres (600 sq. ft.) in area.

4. The total maximum allowable floor area of each of the remaining two accessory structures is 29.7 square metres (320 sq. ft.) each, only one of which may consist of a supplementary vacation dwelling unit commonly called a guest house or supplementary sleeping quarters.

C. Inclusion of Verandas, Porches, Shelters and Second Storeys in Lot Coverage Calculation

Allowable aggregate floor area calculations shall include enclosed areas, screened, covered, or roofed porches, carports, boat shelters, developed storage space, etc. and without limiting the generality of the above shall include:

1. Floor or ground areas covered by a roof [excluding normal eave, rake and awning roof overhangs up to 900 millimetres (3 ft.)].

2. Second storey space with a headroom of 1.9 metres (6 ft. 4 in.) or greater.

3. Areas within the outer wall stud line or roof support members and areas within the outer edges of a roofed-over deck or platform.

D. Boathouses in Front of Lakeshore Lots

1. Where allowable for a lakeshore lot, one of the three permissible accessory buildings may consist of a boathouse, storage shed or roofed boat slip on the lakeshore lot frontage, reserve or immediate offshore where allowable.

2. The aggregate floor area of the building is not to exceed 55.7 square metres (600 sq. ft.) in total nor are there to be more than two boat slips.

3. Except as allowable under paragraph 4 below there shall be no second storey but the roof of a flat roofed boathouse may be developed as a completely open sundeck with a perimeter protective guard. In no event shall this protective guard exceed 1,200 millimetres (48 in.) in height and where it exceeds 900 millimetres (36 in.) in height not less than 50% of any section of the guard shall consist of completely open see-through space when viewed at right angles to it.

4. As part of the maximum allowable 55.7 square metres (600 sq. ft.) a waterfront boathouse may have a single space open or screened sitting room not exceeding 14.9 square metres (160 sq. ft.) in floor area. This may either be part of the main ground/water level area or consist of a roofed structure on the roof of a flat roofed boathouse.

In no case shall this open or screened sitting room be permanently or totally enclosed with glass or other solid materials. A small sauna and or dressing area on the main floor only is also permissible. Sleeping or living quarters are not permissible in either the upper or lower level. Where there is a permissible upper level sitting room, the lower level supporting structure and foundation must attend to Building Code requirements applicable to two storey construction.

5. There shall be no plumbing fixtures, waste or sullage disposal facilities.

6. In addition to a boathouse where allowable, there may be one structure consisting of a pumphouse or equipment storage shed with an overall floor space not exceeding 5.9 square metres (64 sq. ft.).

7. Allowable development on the Crown Reserve shall attend to side lot buffer extension requirements as set out under section G below.

8. All buildings or roofed structures on the adjacent Crown Reserve shall be included within the allowable maximum floor area calculation for the lot.

9. Suitability of boathouse foundations may depend largely on site conditions as well as water levels, storm action and ice conditions. Full responsibility for the installation and maintenance of adequate foundations rests with the lotholder. Boathouses in a state of disrepair will not be allowed.

E. Vacation Home Basement Restriction and Lower Levels

In general basements are not allowed except where structurally justified in order to provide an adequate foundation owing to site conditions and where excessive periphery tree removal and lot disturbance will not result.

Lotholders will be required to justify rationale for a basement on the basis of the above.

Developed lower level space under the ground floor of a building will constitute the allowable second storey and shall be included in allowable floor space area calculations. For example, such would be the case where one or more full height exterior walls of the lower level is above the finished grade or where the average exposed height of lower level perimeter walls above grade exceeds 900 millimetres (3 ft.).

F. Open Decks

Completely open walking or sunning decks, patios, walks and exterior stairways including protective guards where there is no roof or other structure above the decking level shall not be included in floor area calculations. However, at the discretion of the Director of Parks, overall lot development including decks, stairways, patios, walkways, driveways, etc. may be restricted to a reasonable development density level for the lot in question. This restriction to be in terms of park planning principles, aesthetics and impact on adjacent properties. In order to qualify, a protective guard must not exceed 1,200 millimetres (48 in.) in height and where it exceeds 900 millimetres (36 in.) in height not less than 50% of any section of the guard shall consist of completely open see-through space when viewed at right angles to it. Sundecks are not allowable on the roof of a two storey vacation home or which would otherwise constitute a third floor level of a building.

G. Side Lot Buffers

For normal size lots (width of 30± metres) (100± ft.) a side lot buffer of 4.5 metres (15 ft.) (extended in straight line projection past the front lot line in the case of a lakeshore lot) shall normally remain undeveloped on each side of the lot with no buildings, shelters, decks, patios, walks, driveways, fences, docks or other facilities, etc. Except

in cases of extreme or special circumstances provided to the Park Ranger, for any given lot, and limited to a single event only on any lot, the side lot buffers may be no less than 3 metres (10 ft.). For compliance purposes, where surveyed lot boundaries cannot be readily determined on site, the lotholder shall be responsible for acceptable retracement survey procedures and related costs.

H. Front and Rear Lot Buffers

A front and rear lot buffer of 4.5 metres (15 ft.) shall normally remain undeveloped with no buildings, decks, patios, fences or other facilities, etc. except:

1. Such walkways, driveways or minor facilities as may reasonably be required to access or service the lot.

2. An allowable lakeshore boathouse or structure as described in section D.

I. Application

1. These guidelines apply to all building construction and lot development carried out after August, 1986. Buildings and facilities constructed prior to August, 1986 and not approved under Manitoba Regulation 199/74 and the standards in effect at the time of construction will be considered for approval subject to:

   (a) These guidelines apply to additions, enlargements or changes in use of existing buildings and facilities on the lot or attendent to the lot.

   (b) Existing buildings and facilities on or attendent to the lot will be taken into account in applying these requirements to proposed new construction.

   (c) Sewage and sullage disposal requirements must be met.

   (d) Non-approved structures or facilities not meeting these guidelines but which otherwise do not contravene provisions of the Regulations under the Act may be approved by means of a variance application. Approval for facilities constructed before August, 1986 which do not comply with the present regulations will not be considered for variance and will be required to comply as a condition of the permit/lease.

2. For Grindstone Provincial Recreation Park the Public Reserve/Crown Reserve along the shoreline adjacent to the subdivision: Buildings, structures or manipulation of the natural shoreline will not be allowed. Pump houses or similar structures may be permitted subject to application.

3. FOR THOSE VACATION HOME LOTS OR PROPERTIES WITHIN BLOCKS D AND K, PLAN NO. 8208, D. OF S. AT FALCON LAKE AND W.L.T.O. PLAN NO.'S 7030, 9945, 10244, 10309 AND 10820 AT NUTIMIK LAKE WHOSE AREA IS UNDER 1,394 SQUARE METRES (15,000 SQ. FT.):

   Approval may be given for one vacation home, one garage and one utility shed upon the lot or property and the aggregate floor area of all structures including screened porches on any lot or property shall not exceed 111.5 square metres (1,200 sq. ft.) or 10% of the total area of the lot or property whichever is greater.

4. All buildings and structures must be located in accordance with the siting criteria for the subdivision as authorized by the Director of Parks.

5. The provision of wells or pumping facilities on Public Reserves or Crown Reserves must be in accordance with the requirements of The Public Health Act and Regulations as well as those of Manitoba Hydro.

6. The Director of Parks may not necessarily approve of any structure, facility, or encumbrance if it is deemed to be of a height, profile, design, or placement that is not in keeping with the lot or other subdivision requirements.

7. FOR GRAND BEACH PROVINCIAL PARK:

   Detailed building and lot development requirements are as set out in a separate document available from the Grand Beach District Office or the Permits and Leases Section, Parks Branch, 258 Portage Avenue, Winnipeg, Manitoba, R3C 0B6.

J. Sanitary Facilities

1. The provision of individual lot or property sanitary facilities and sewage disposal systems is a requirement under the regulations of The Provincial Park Lands Act with the installation subject to the requirements of the applicable regulations under The Clean Environment Act, registration by the local Public Health Inspector and approval by the Director of Parks. To assist in this program the following information is provided:

2. General

   2.1 (a) "sullage" means liquid waste excluding fecal and urinary wastes;

   (b) "sewage" means human body, toilet, liquid, waterborne culinary, sink or laundry waste;

   (c) "holding tank" means an approved water tight receptacle designed to retain sewage or sewage effluent, waste or sullage.

   2.2 The discharge of sewage, sewage effluent or sullage other than into a holding tank or approved alternate system is not allowed.

   2.3 A person renting or owning a residential lot, on Crown land or private land within Provincial Park Lands, excluding Grand Beach Provincial Park and Blocks D and K, Plan No. 8208, D. of S. at Falcon Lake shall install and operate an approved holding tank or alternate disposal system as required by The Provincial Park Lands Act and Regulations and The Clean Environment Act and Regulations:

   (a) within six months of the date of the erection of or addition to any building on or attendant to the lot excepting a non-habitable building or structure of 5.9 square metres (64 sq. ft.) or less floor area; by written approval of the local Park Ranger this time frame may be extended to June 1st of the following year if weather conditions should so warrant such an extension;

   (b) within 24 months of the date of acquisition of the lot, whether by way of transfer of title, deed of land, or assignment of lease or permit and every subsequent disposition must be made subject to the original 24 month period; and

   (c) all permittees/lessees on Crown land or property owners on private land within a Provincial Park will be required to complete installation and commence operation of a holding tank or approved alternate disposal system as required by park regulations and registered with the local Public Health Inspector by January 1, 1996.

   (d) Where existing system has failed or system is defective, replacement must be by holding tank as per Manitoba Regulation 85/81.

2.4 Permittees/lessees on Crown land or owners of private property within a Provincial Park which is inaccessible by road may apply to the Director of Parks for approval under the Regulations of The Clean Environment Act of an alternate disposal system.

2.5 All holding tanks or approved alternatives will be subject to inspection and certification a minimum of every five years.

2.6 The final disposal of sewage and/or sullage from holding tanks or approved alternate must be at an approved disposal site. The transportation and disposal of sewage to a disposal site can only be by a firm or person who has been permitted and/or certified by the Parks Branch.

2.7 All permittees/lessees or property owners will be subject to a capital cost recovery charge for sewage disposal facilities provided by the Department of Natural Resources. This charge is not to exceed $50.00 per year for up to ten years.

2.8 Exceptions to 2.7 are as follows:

Whiteshell Provincial Park
- Blocks D and K, Falcon Lake

Grand Beach Provincial Park Subdivisions

Those subdivisions which have contributed to the capital cost of sewage disposal facilities in their original development fee.

2.9 It is the responsibility of the permittee/lessee or property owner to ensure that their waste disposal facilities:

(a) are registered with the local Public Health Inspector in accordance with The Clean Environment Act.

(b) continue to operate in compliance with applicable regulations.

If in the opinion of the Park Ranger, based on reasonable and probable grounds that the system is not operating in compliance with the applicable regulations, such tests as may be required will be carried out. Any costs incurred for these tests will be the responsibility of the permittee/lessee or property owner. In those cases where the tests are positive, an order will be issued that the system be rectified to comply with the regulations governing within a specified time frame.

Sanitary Facilities Guidelines:

The following guidelines have been developed to assist cottagers in planning for their sewage disposal facilities due to the variety of locations and lot conditions. The purpose of these requirements whereby all lotholders and property owners will be required to continue to dispose of their sewage and sullage in an approved manner is to achieve improved water quality of lakes and river systems for recreational use. Lotholders and property owners will be required to conform to these requirements in their sewage facility proposals and by doing so will facilitate early approval.

3. New Subdivision Developments

3.1 Road Accessible Lots. Lotholders or property owners will be required to provide:

(a) Holding tank program for all sewage and sullage.

(b) Where water is supplied under pressure, holding tanks must be provided for sewage and sullage.

(c) Holding tank requirements as per Manitoba Regulation 85/81 will apply.

3.2 Non-road Accessible Lots (As per Manitoba Regulation 85/81)

(a) Pit privy or

(b) Septic field for sewage disposal and

(c) Sullage pit for sullage disposal.

(d) No sewage or sullage shall be discharged onto or into the surface of the ground or into a body of water or water course unless approved by the Department of Environment.

4. Existing Systems

Road Accessible

4.1 Privy and Sullage Pit. Lotholders or property owners will be required to provide:

(a) An approved holding tank for sewage and sullage; or

(b) must upgrade to a vault-type privy for sewage and holding tank for sullage.

4.2 Holding Tank for Sewage and Sullage Pit for Sullage

(a) Upon expansion or transfer, a holding tank will be required for sullage as per Manitoba Regulation 85/81.

(b) If no expansion or transfer, a holding tank in any event will be required for sullage by 1996.

4.3 Low Water Use Closet Plus Disposal Field Plus Sullage Pit. Lotholders or property owners will be required:

(a) Upon expansion or sale, change over immediately to an approved holding tank for sullage.

(b) Compliance with Manitoba Regulation 85/81.

(c) Change over to an approved holding tank for sullage by 1996.

(d) If field is in compliance with Manitoba Regulation 85/81 and continues so, no change over is required.

4.4 Standard Plumbing and Sewage Disposal System. Lotholders or property owners will be required:

(a) Compliance with Manitoba Regulation 85/81 or applicable regulations in place at time of original installation.

(b) Upon non-compliance, change over required to holding tank.

Non-road Accessible

4.5 Pit Privy, Sullage on Ground (Non-water Carried System). Lotholders or property owners will be required:

(a) Upon expansion or sale, conformance to Manitoba Regulation 85/81 (sullage pit allowed).

(b) By 1996, conformance to Manitoba Regulation 85/81.

4.6 Gravity System for Sullage with Pit Privy: Lotholders or property owners will be required:

(a) Upon expansion or sale, conformance to Manitoba Regulation 85/81 (sullage pit required).

(b) By 1996, conformance to Manitoba Regulation 85/81.

4.7 Pressure System for Sewage and Sullage (Water Carried). Lotholders or property owners will be required:

(a) Upon expansion or sale, conformance to Manitoba Regulation 85/81.

(b) By 1996, conformance to Manitoba Regulation 85/81.

5. Other Conditions Applicable

5.1 Where use changes from seasonal use to permanent residence use and system originally provided is inadequate, change over to holding tanks will be required as a condition of permanent residency approval.

5.2 Where change in use by expansion will result or could result in additional loading of the approved system, a change to a holding tank will be required within six months. (For example, present cottage has approval for a full system and wishes to increase accommodation through expansion of cottage or guesthouse.)

5.3 In all cases, sludge to be handled and disposed of in an approved manner.

5.4 Holding tank installations will be subject to approval by the local Park Ranger to ensure that the installation is aesthetically acceptable and non-hazardous to the environment. This can be accomplished by bury, mounding or berming with clay or other impervious material or an alternate method approved by the Park Ranger.

K. Variance Review Procedure

In order to accommodate in an orderly manner existing non-conforming situations or proposed future construction or lot development proposals, the Director of Parks will establish a variance committee to accept applications for a variance provided:

1. Situation does not exceed the basic principles and terms of reference set out in the regulation as to allowable square footage, number of buildings and sewage requirements.

2. Original application for consideration by the Department was turned down in writing and the variance review is being used to document and explain the impact of the proposed lot development change in a manner that will allow a more comprehensive understanding of the impact for a decision.

3. The application will be processed in a manner that will ensure the decision reached reflects sound subdivision management principles, current planning practice and minimal environmental impact.

4. The application will include rationale as to why the guidelines should be varied.

Process:

1. Upon receipt of a duly completed application the Director of Parks will, if necessary, establish a committee and designate a chairman.

2. The committee is to include representatives from both Parks Branch and Regional Services Branch of the Department of Natural Resources, the cottage association from the park/subdivision and the local cottage subdivision. One of the foregoing may be appointed chairman or an additional qualified person requested to act as chairman.

3. The committee may also request submissions from appropriate technical staff, as well as convene public hearings to ensure all parties at interest may make submissions.

4. Notice of the application will, if necessary, be published or posted in the area of the subdivision/local newspaper and by advice to the cottage association, local adjacent lotholders and to Parks Branch soliciting submissions or comment for or against the proposal.

5. The committee subsequent to their review of the submissions will then advise the Director of Parks on their recommendation.

6. The Director of Parks will be required to reply to the application within 60 days indicating acceptance of the request for variance or refusal outlining the reasons.

7. The lotholder or property owner will be required to be guided by the reply to the application with any action to proceed with the lot development contrary to the findings of the variance review resulting in a charge and prosecution under terms of The Provincial Park Lands Act and Regulations.

L. Accessory Facilities

For such accessory facilities as may otherwise be allowable for a given lot or property the following guidelines apply:

1. Docks

   (a) Location relative to side lot buffer requirements stated earlier.

   (b) In lieu of detailed construction plan approval, docks shall be approved in principle by the local Park Ranger in terms of location acceptability and basically acceptable size and general construction type as set out on a plan submitted by the lotholder to the Park Ranger with full responsibility for performance adequacy and safety to be borne by the lotholder.

   (c) Orders to carry out necessary maintenance/repair/correction of hazardous conditions, etc. shall be issued at the discretion of the local Park Ranger.

2. Swimming Pools/Hot Tubs/Spas

   Swimming pools are not permitted. For this purpose "swimming pool" means an artifically constructed basin lined with concrete, fiber-glass, vinyl or like material wherein persons can swim, wade or dive and which has a water depth greater than 60 centimetres (24 in.). However, children's wading pools with a diameter not exceeding 2.5 metres (8 ft.) and a water depth not greater than 60 centimetres (24 in.) are permissible. Also permissible, subject to applicable requirements are hot tubs/jacuzzis/hydro spas of maximum eight person capacity. Dumping of water after use into holding tanks only for final disposal in an approved location will be required. The lotholder/property owner will assume all risks and liabilities relative to the maintenance and operation of these facilities.

3. Satellite Dishes and Television Antennas

   Co-operation of lotholders to establish 45 centimetre to 102 centimetre (18 in. to 40 in.) dishes in such a manner to cause minimal impact/disturbance of the natural environment by mounting on

a building or immediately adjacent to the main structure. Dishes not to be located within any lot buffer strips. Television antennas shall be at the lotholders discretion.

4. Fencing

In order to accommodate required protective guards or garden fencing, fencing may be allowed in accordance with preceding requirements including those related to lot buffers. However, fencing shall not be encouraged as a general principle.

M. General Conditions

1. The permittee, lessee or land owner must comply with all provisions of The Provincial Park Lands Act and Regulations thereunder and other Acts and Regulations as applicable and with the conditions of the permit or lease authorizing the occupation of the lot as applicable.

2. Except in facilities approved for the purpose, no person shall set out, light or maintain a fire without a valid and subsisting permit. The permittee, lessee or land owner is fully liable and responsible for any fire originating on the demised premises and must keep the lot free of brush and other debris which may constitute a fire hazard. The services of vacation home lot occupants shall be given on request whenever a fire starts or threatens a vacation home subdivision.

3. Buildings and structures must be kept well painted and in a state of good repair. Chimneys must be of approved construction or manufacture. Premises must be kept in a proper, clean and sanitary condition, free from inflammable material. Park Rangers shall have the right to enter and inspect the Premises.

4. The accumulation of, or on-site storage of building materials and debris, machinery, boats, furnishings, etc. is subject to the approval of the Park Ranger for a designated period of time in an orderly fashion and in general should not be visible from the front lot line. The requirement to remove such material and articles shall be at the discretion of the Park Ranger.

5. The permittee, lessee or land owner is responsible to ensure that flammable materials are safely stored and the Department shall in its sole discretion, determine whether the flammable material is safely stored. This will be based on Regulations under The Clean Environment Act and other Acts as they apply.

6. No trees, except dead trees, shall be destroyed or removed from any lot except when permission to do so has been received from a Park Ranger.

7. Domestic garbage shall be suitably wrapped or packaged and placed in containers where provided at central locations. Garbage will not include scrap metal, stone, building debris, liquid waste, leaves or brush, large, heavy or cumbersome objects. The disposal of such material shall be the responsibility of the lotholder or landowner subject to the instructions of the Park Ranger as will be the disposal of domestic garbage where central containers are not provided.

8. Unless approved by the Park Ranger, no private signs may be posted except one sign at the entrance of the lot giving the name of the lotholder or land owner and the lot and block or street number. No sign shall be attached to a tree or any other natural feature.

9. No person shall, except in accordance with a permit issued for the purpose, occupy, park or erect on a vacation home lot any mobile home, travel trailer or other movable contrivance for use as a vacation home or other accommodation.

10. The carrying or having in one's possession of firearms of any kind in a Provincial Park is prohibited, except under license during open hunting or shooting season. No person shall discharge any weapon within a built-up area.

11. The lotholder or land owner shall not engage in or carry on any business, trade or calling whatsoever on the lot unless a permit to do so has been granted.

The foregoing information is provided for the information and guidance of lotholders and property owners within Provincial Parks. Contravention of the regulations or the guidelines could result in a charge and prosecution under terms of The Provincial Park Lands Act and Regulations. Your co-operation to respect our parks and conform to these requirements will result in a greater degree of enjoyment for all park users now and into the future.

Authorized by
The Director of Parks

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Second Edition February, 1987

PLAN SUBMISSION GUIDELINES FOR COTTAGE ADDITIONS

With reference to the cottage specimen plan, a typically suitable plan submission for a proposed addition to an existing cottage may consist of the following:

1. A floor plan of the complete building which provides required detail of the addition as well as the approximate dimensions, room layout and locations of windows and doors in the existing portion and which clearly differentiates proposed construction and changes from existing construction to remain.

2. Foundation/floor framing plan for the addition and existing members affected.

3. One or more cross sections through the addition illustrating floor, wall and roof construction. Of particular concern is the adequate provision of roof snow load support and detail should include any existing construction which may be altered or subjected to increased loading.

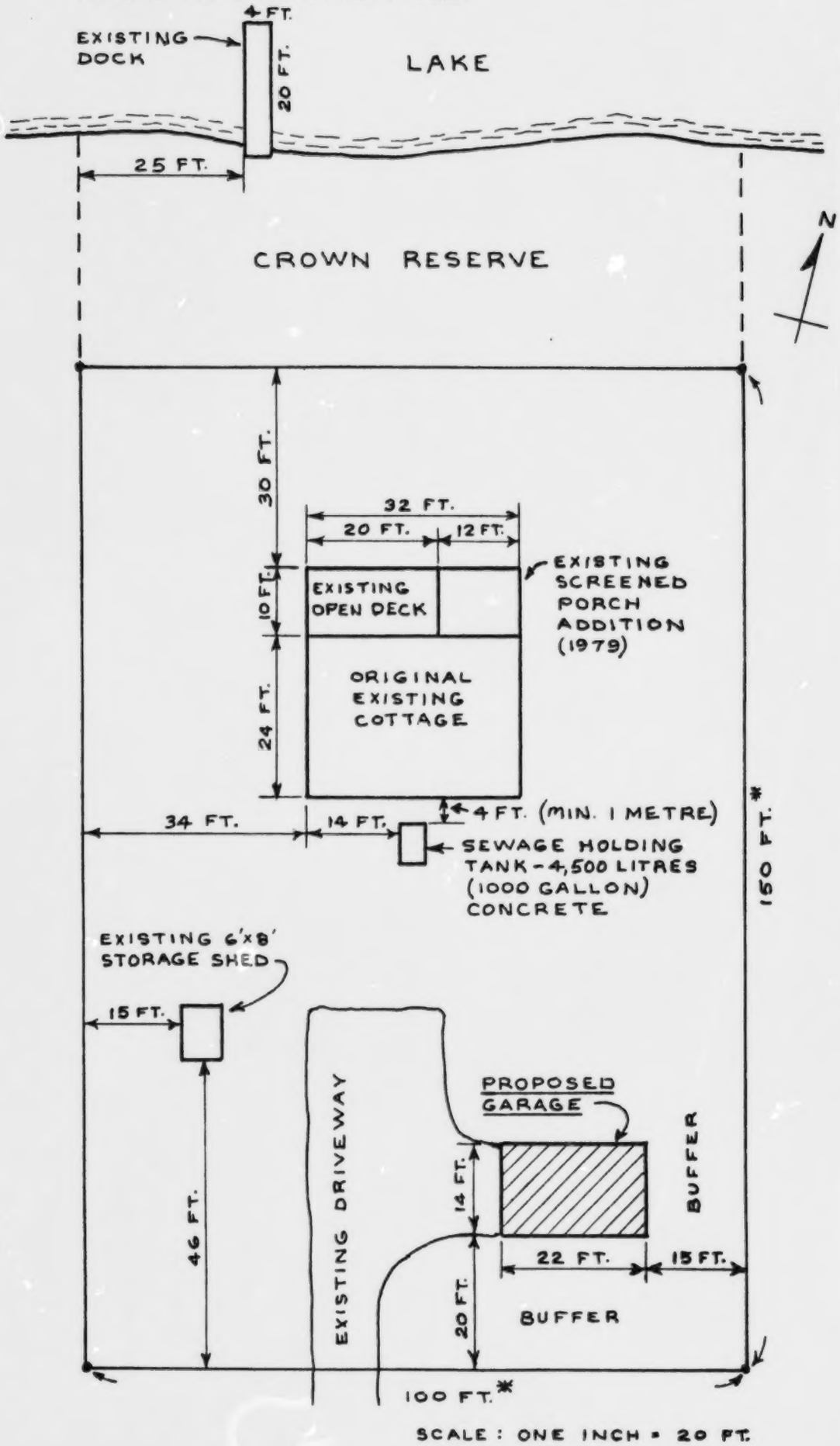
4. Other views that may be necessary to complete the description.

2ND STOREY ADDITION TO EXISTING COTTAGE

1. Where a second storey is planned, in addition to adequately dimensioned floor plans of the two levels and construction details of the second storey to be added, structural information must include clear and complete detail of existing and upgraded foundation and lower level structural members carrying upper floor and roof loads. In this regard it may be noted that the building code requires larger footing (soil bearing) and floor beam sizes where more than one floor is supported. Partly for this reason, second storey additions to existing cottages which frequently have small footings and support members, are not common.

SAMPLE PLOT PLAN

NOTE: INFORMATION SHOWN ON THIS DRAWING IS FOR GENERAL ILLUSTRATION PURPOSES ONLY. INDIVIDUAL LOT SIZES AND BUILDING DEVELOPMENT MAY VARY CONSIDERABLY. PLOT PLANS SUBMITTED MUST REFLECT ACTUAL ON SITE CONDITIONS.



SCALE : ONE INCH = 20 FT.

*LOT DIMENSIONS IN NEWER SUBDIVISIONS WILL BE IN METRES

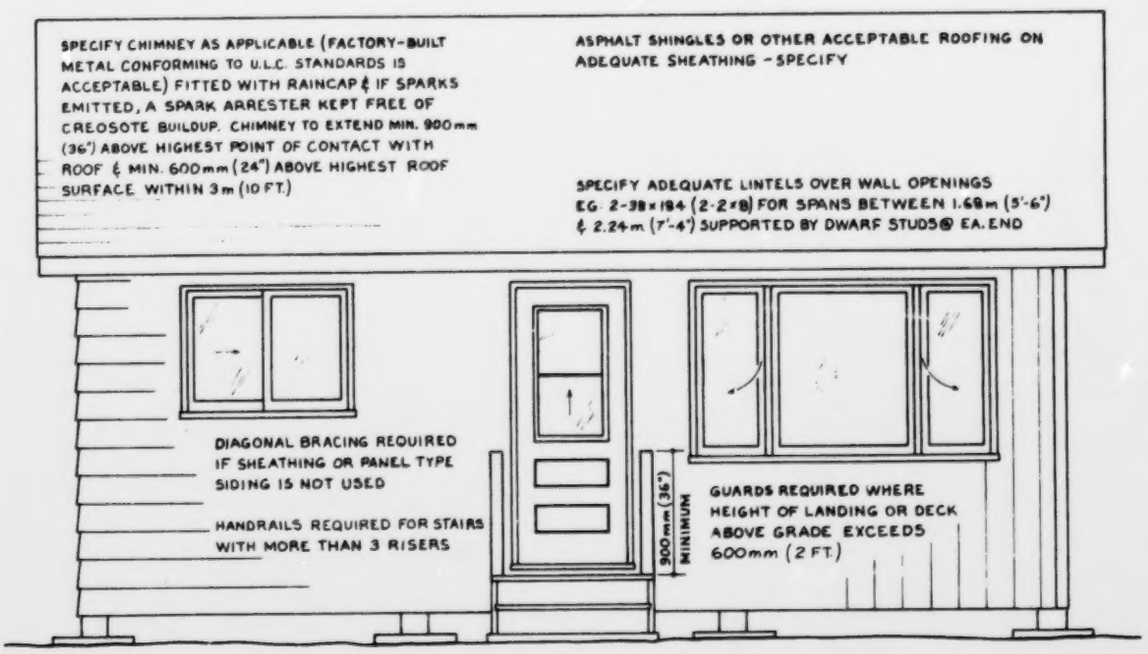
Manitoba
Natural Resources
Parks

SPECIMEN TO ASSIST IN DRAUGHTING PLANS FOR VACATION HOMES

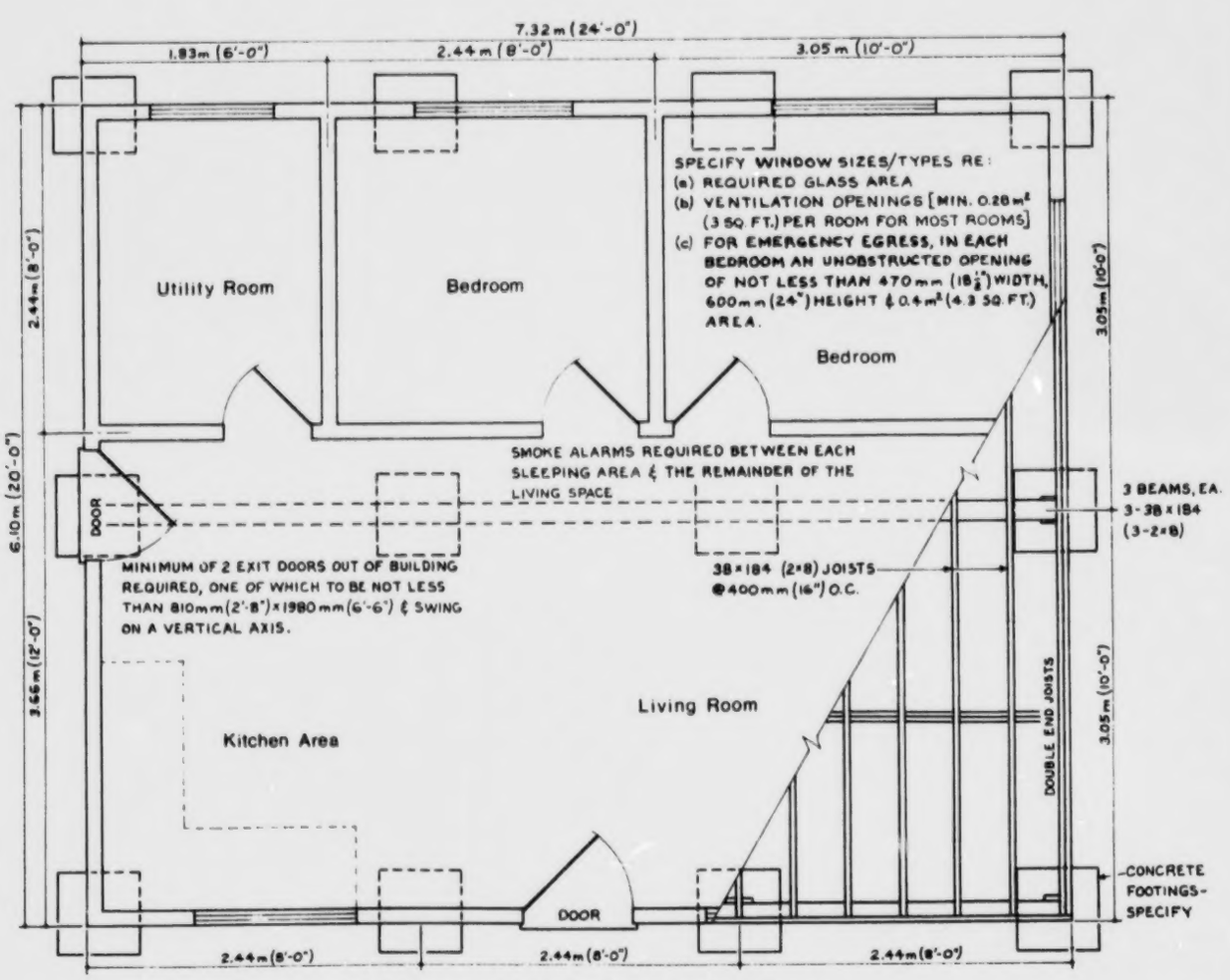
PLANS SUBMITTED FOR APPROVAL SHOULD BE IN EQUIVALENT CLARITY AND DETAIL TO THESE DRAWINGS. MORE COMPLEX DESIGNS MAY REQUIRE ADDITIONAL VIEWS AND DETAILS. DIMENSIONS MAY BE IN METRIC OR IMPERIAL UNITS.

SPECIFICATIONS SHOWN ON THIS SPECIMEN PLAN APPLY ONLY WITHIN THE TERMS OF REFERENCE DESCRIBED BUT MAY BE APPLIED IN GENERAL TERMS TO VARIOUS WOOD-FRAME CONSTRUCTION DESIGNS.

CONSTRUCTION DETAIL OF PLANS SUBMITTED MUST CONFORM TO APPLICABLE REQUIREMENTS OF THE MANITOBA BUILDING CODE. WHERE A PROPOSED STRUCTURAL SYSTEM OR COMPONENT IS NOT SPECIFICALLY DESCRIBED UNDER PART 9 OF THE CODE, THE PLANS SHALL INCLUDE ACCEPTABLE DESIGN DATA AND REFERENCE TO ENSURE PERFORMANCE EQUIVALENT TO CODE REQUIREMENTS.

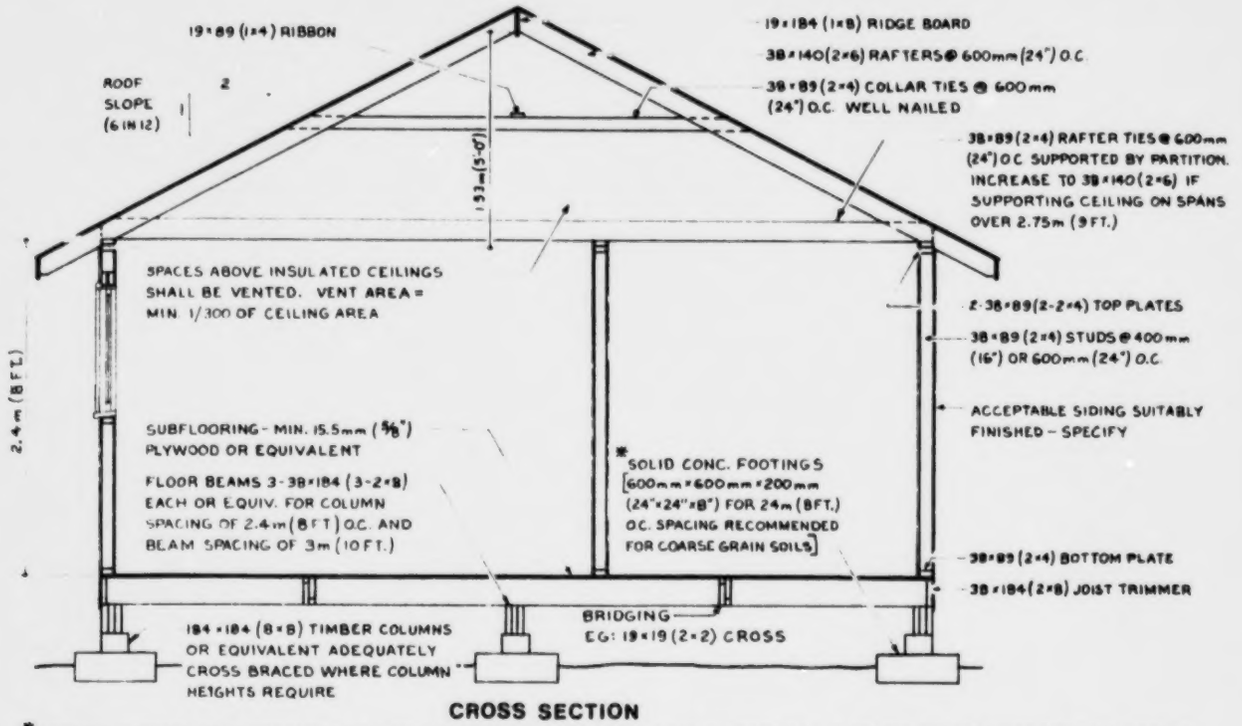

SPECIFY CHIMNEY AS APPLICABLE (FACTORY-BUILT METAL CONFORMING TO U.L.C. STANDARDS IS ACCEPTABLE) FITTED WITH RAINCAP & IF SPARKS EMITTED, A SPARK ARRESTER KEPT FREE OF CREOSOTE BUILDUP. CHIMNEY TO EXTEND MIN. 900mm (36") ABOVE HIGHEST POINT OF CONTACT WITH ROOF & MIN. 600mm (24") ABOVE HIGHEST ROOF SURFACE WITHIN 3m (10 FT.)
ASPHALT SHINGLES OR OTHER ACCEPTABLE ROOFING ON ADEQUATE SHEATHING - SPECIFY
SPECIFY ADEQUATE LINTELS OVER WALL OPENINGS EG. 2-38x184 (2-2x8) FOR SPANS BETWEEN 1.68m (5'-6") & 2.24m (7'-4") SUPPORTED BY DWARF STUDS @ EA. END
DIAGONAL BRACING REQUIRED IF SHEATHING OR PANEL TYPE SIDING IS NOT USED
HANDRAILS REQUIRED FOR STAIRS WITH MORE THAN 3 RISERS
900mm (36") MINIMUM
GUARDS REQUIRED WHERE HEIGHT OF LANDING OR DECK ABOVE GRADE EXCEEDS 600mm (2 FT.)

FRONT ELEVATION


7.32m (24'-0")
1.83m (6'-0")
2.44m (8'-0")
3.05m (10'-0")
SPECIFY WINDOW SIZES/TYPES RE:
(a) REQUIRED GLASS AREA
(b) VENTILATION OPENINGS [MIN. 0.28m² (3 SQ. FT.) PER ROOM FOR MOST ROOMS]
(c) FOR EMERGENCY EGRESS, IN EACH BEDROOM AN UNOBSTRUCTED OPENING OF NOT LESS THAN 470mm (18½") WIDTH, 600mm (24") HEIGHT & 0.4m² (4.3 SQ. FT.) AREA.
Utility Room
Bedroom
Bedroom
SMOKE ALARMS REQUIRED BETWEEN EACH SLEEPING AREA & THE REMAINDER OF THE LIVING SPACE
3 BEAMS, EA. 3-38x184 (3-2x8)
DOOR
MINIMUM OF 2 EXIT DOORS OUT OF BUILDING REQUIRED, ONE OF WHICH TO BE NOT LESS THAN 810mm (2'-8") x 1980mm (6'-6") & SWING ON A VERTICAL AXIS.
38x184 (2x8) JOISTS @ 400mm (16") O.C.
Living Room
Kitchen Area
DOUBLE END JOISTS
CONCRETE FOOTINGS - SPECIFY
DOOR
6.10m (20'-0")
3.66m (12'-0")
2.44m (8'-0")
3.05m (10'-0")
3.05m (10'-0")
2.44m (8'-0")
2.44m (8'-0")
2.44m (8'-0")

COMBINED FOUNDATION & FLOOR PLAN
(PREFERABLY TO BE SHOWN ON 2 SEPARATE DRAWINGS)
SCALE: ¼" = 1'-0" (1:48) COMPARABLE METRIC SCALE = 1:50

OVER


19×89 (1×4) RIBBON
ROOF SLOPE (6 IN 12)
2
1
19×184 (1×8) RIDGE BOARD
38×140(2×6) RAFTERS @ 600mm (24") O.C.
38×89 (2×4) COLLAR TIES @ 600mm (24") O.C. WELL NAILED
38×89 (2×4) RAFTER TIES @ 600mm (24") O.C. SUPPORTED BY PARTITION. INCREASE TO 38×140 (2×6) IF SUPPORTING CEILING ON SPANS OVER 2.75m (9FT.)
1.93m (5'-0")
SPACES ABOVE INSULATED CEILINGS SHALL BE VENTED. VENT AREA = MIN. 1/300 OF CEILING AREA
2-38×89 (2-2×4) TOP PLATES
38×89 (2×4) STUDS @ 400mm (16") OR 600mm (24") O.C.
ACCEPTABLE SIDING SUITABLY FINISHED – SPECIFY
2.4m (8 FT.)
SUBFLOORING - MIN. 15.5mm (5/8") PLYWOOD OR EQUIVALENT
FLOOR BEAMS 3-38×184 (3-2×8) EACH OR EQUIV. FOR COLUMN SPACING OF 2.4m (8 FT.) O.C. AND BEAM SPACING OF 3m (10 FT.)
*SOLID CONC. FOOTINGS [600mm×600mm×200mm (24"×24"×8") FOR 2.4m (8FT.) O.C. SPACING RECOMMENDED FOR COARSE GRAIN SOILS]
38×89 (2×4) BOTTOM PLATE
38×184 (2×8) JOIST TRIMMER
184×184 (8×8) TIMBER COLUMNS OR EQUIVALENT ADEQUATELY CROSS BRACED WHERE COLUMN HEIGHTS REQUIRE
BRIDGING EG: 19×19 (2×2) CROSS

CROSS SECTION

*EXCEPT WHERE IT IS POSSIBLE TO POUR SMALLER FOOTINGS ON SOLID BEDROCK, IN ORDER TO ACCOMODATE THE USE OF PRECAST PORTABLE CONCRETE FOOTINGS, THEY MAY BE MIN. 450mm×450mm×150mm (18"×18"×6") WHEN SPACED NOT MORE THAN 2.44m (8'-0") O.C. UNDER BEAMS SUPPORTING SINGLE STOREY LIGHT FRAME CONSTRUCTION. HOWEVER, LARGER MAY BE ADVISABLE.

PLUMBING & ELECTRICAL: (WHERE APPLICABLE)

THE INSTALLATION OF SEWAGE DISPOSAL SYSTEMS AND SANITARY FACILITIES MUST BE APPROVED BY THE LOCAL PUBLIC HEALTH INSPECTOR IN CONFORMANCE WITH APPLICABLE ACTS AND REGULATIONS

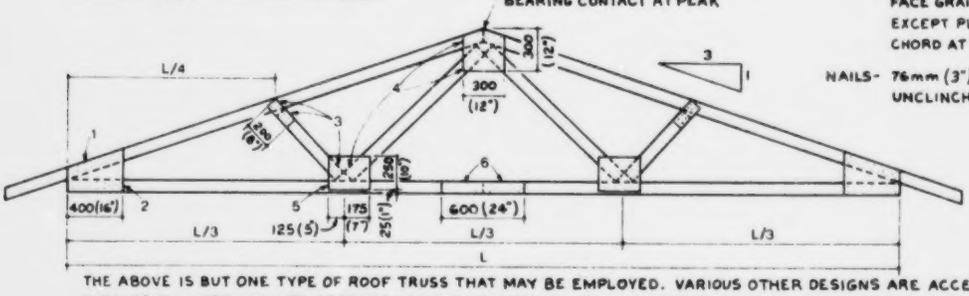
ELECTRICAL INSTALLATIONS MUST CONFORM TO MANITOBA HYDRO REQUIREMENTS AND ARE EXCLUDED FROM PARKS BRANCH PLAN APPROVAL

OTHER TYPES OF APPROVED ROOF CONSTRUCTION:

A ROOF TRUSSES:

NAILING SCHEDULE

SLOPE	SPAN "L"	NUMBER OF NAILS					
		1	2	3	4	5	6
1 IN 3	6.10m (20)	21	20	4	6	7	13
(4 IN 12)	7.32m (24)	25	23	5	7	9	16
	7.93m (26)	27	25	5	8	10	17



TRUSS SPACING- 600mm (24") O.C.

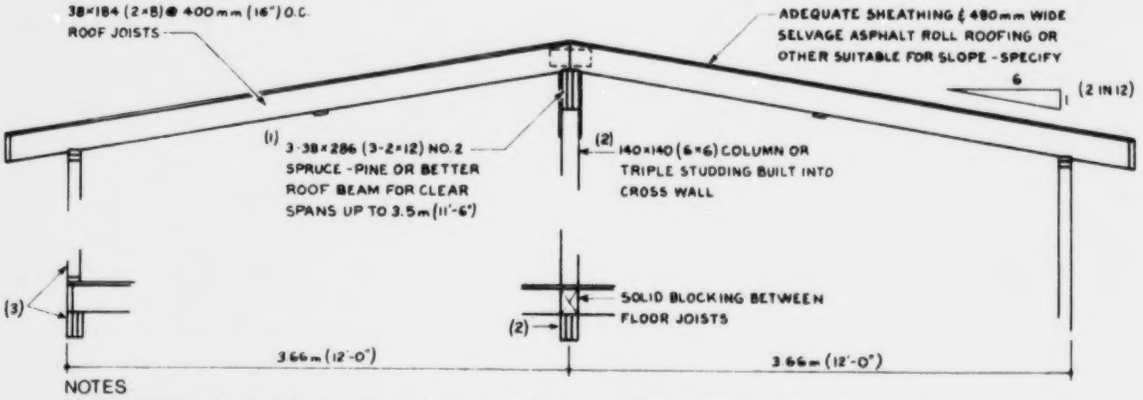
LUMBER- ALL CHORD & WEB MEMBERS OF 38×89 (2×4) NO. 1 SPRUCE OR EQUIVALENT

GUSSETS- 12.5mm (1/2") SHEATHING GRADE DOUGLAS FIR PLYWOOD BOTH SIDES AT ALL JOINTS, FACE GRAIN PARALLEL TO BOTTOM CHORD EXCEPT PLATES JOINING WEB TO TOP CHORD AT QUARTER POINTS.

NAILS- 76mm (3") COMMON, CLINCHED OR UNCLINCHED. STAGGERED

THE ABOVE IS BUT ONE TYPE OF ROOF TRUSS THAT MAY BE EMPLOYED. VARIOUS OTHER DESIGNS ARE ACCEPTABLE BUT THE PLAN SUBMISSION MUST INCLUDE APPROPRIATE DATA TO ENSURE ADEQUACY FOR THE DESIGN GROUND SNOW LOAD APPLICABLE TO THE AREA EXAMPLES: WHITESHELL = 2.3 KN/m² (48 LBS/SQ. FT.); PAINT LAKE = 2.6 KN/m² (55 LBS/SQ FT.)

B OPEN BEAM:


38×184 (2×8) @ 400mm (16") O.C. ROOF JOISTS
ADEQUATE SHEATHING & 480mm WIDE SELVAGE ASPHALT ROLL ROOFING OR OTHER SUITABLE FOR SLOPE - SPECIFY
6
1
(2 IN 12)
(1) 3-38×286 (3-2×12) NO. 2 SPRUCE - PINE OR BETTER ROOF BEAM FOR CLEAR SPANS UP TO 3.5m (11'-6")
(2) 140×140 (6×6) COLUMN OR TRIPLE STUDDING BUILT INTO CROSS WALL
(3)
SOLID BLOCKING BETWEEN FLOOR JOISTS
(2)
3.66m (12'-0")
3.66m (12'-0")

NOTES

(1) ROOF BEAMS MUST BE ADEQUATELY DESIGNED FOR THE AREA DESIGN GROUND SNOW LOAD, BEAM SPAN & SUPPORTED JOIST LENGTH.
(2) ROOF BEAM SUPPORTS TO BEAR DIRECTLY ONTO FLOOR BEAMS, EITHER OVER FOOTINGS OR BEAMS OF ADEQUATE SIZE FOR THE APPLIED LOAD & BEAM SPAN.
(3) ROOF BEARING WALLS TO BE SUPPORTED BY CONTINUOUS FLOOR BEAMS.
(4) SIZES, LOCATIONS & RELATIONSHIP OF STRUCTURAL COMPONENTS IN (1), (2) & (3) ABOVE MUST BE CLEARLY SHOWN ON PLANS SUBMITTED FOR APPROVAL.

PLANS ARE REQUIRED IN DUPLICATE
PLEASE INDICATE ON THE PLANS

NAME(S) OF _____ LOT NO. ___ BLOCK NO. ___ PLAN NO. _____
LOTHOLDER(S) _____ SUBDIVISION OR LAKE _____

MANITOBA NATURAL RESOURCES - PARKS

APPLICATION FOR BUILDING PERMIT

UNDER TERMS OF THE PROVINCIAL PARK LANDS ACT AND
REGULATIONS AND THE MANITOBA BUILDING CODE

A. LOTHOLDER(S) NAME(S): _____

ADDRESS: _____

POSTAL CODE: _____ TELEPHONE: _____

LOT: _____ BLOCK: _____ PLAN NO.: _____ SUBDIVISION: _____

B. PROPOSED BUILDING CONSTRUCTION APPLIED FOR:

_____

_____

(Please state size and definition of building/building addition.
Examples: 14' x 22' garage, 10' x 12' bedroom addition to cottage, etc.)

C. PRESENTLY EXISTING BUILDING DEVELOPMENT ON AND ATTENDENT TO (AS APPLICABLE) THE LOT: (Include information on any existing second storeys or lower levels.)

	DIMENSIONS	ROOFED FLOOR AREA (SQ. FT.)
EXISTING COTTAGE:	_____	_____

EXISTING ACCESSORY BUILDING(S):

DEFINITION	DIMENSIONS	ROOFED FLOOR AREA (SQ. FT.)
(1) _____	_____	_____
(2) _____	_____	_____
(3) _____	_____	_____

TOTAL EXISTING BUILDING FLOOR AREA _____ (SQ. FT.)

D. LOCATION:

1. Attached is a plot plan of the lot and adjacent shoreline reserve (as applicable) showing:
   (a) The definition, location and distance to side, front and rear lot boundaries of all existing buildings including structures on the shoreline reserve.
   (b) The location and distances from side, front and rear lot lines of the proposed new construction.
   (c) Location and description of the sewage disposal facility.
   (d) Other lot development and features which may be pertinent to the proposal.

2. Attach a copy of the registration for the existing waste disposal system or in the case of an expanded or proposed new system a copy of the application.

E. SANITARY FACILITIES:

Check where applicable.

EXISTING IN USE OR REGISTERED		PROPOSED FOR REGISTRATION	
(1) Pit Prity	_____	(1) Pit Privy	_____
(2) Vault Type Privy	_____	(2) Vault Type Privy	_____
(3) Holding Tank	_____	(3) Holding Tank	_____
(4) Septic Tank & Field	_____	(4) Septic Tank & Field	_____
(5) Other Explain		(5) Other Explain	
_____		_____	

F. BUILDING PLANS:

Two identical copies of detailed construction plans which adequately specify and illustrate the relationship of components in conformance with applicable MANITOBA BUILDING CODE requirements are attached.

G. OTHER COMMENTS (OPTIONAL):

_____

_____

DATE: _____ SIGNATURE OF LOTHOLDER(S): _____

_____

NOTE: Please allow up to six to eight weeks for processing. Upon approval and Building Permit Issuance, one set of the approved plans will be returned for construction and record purposes.

DEPARTMENTAL USE ONLY

PARK RANGER'S REPORT:

A. Existing building development information as provided above is confirmed, or

_____

B. Sewage disposal as per guidelines, or

_____

C. Location approval only of the proposed construction as described on the building plans and plot plan is given in conformance with the Regulation and guidelines as to allowable floor area, number and type of buildings and sewage disposal provisions.

DATE: _____ SIGNATURE OF PARK RANGER: _____

D. Location approval denied (comments): _____

_____

DATE: _____ SIGNATURE OF PARK RANGER: _____

TO BE COMPLETED BY PERMITS & LEASES SECTION:

A. Application and attachments received from Park Ranger.

Date: _____ / 19

B. Building plans approved and BUILDING PERMIT NO. _____ issued.

Date: _____ / 19

C. Location approval denied by Park Ranger, application and plans returned to lotholder.

Date: _____ / 19

D. Unacceptable building plans returned unapproved to lotholder.

Date: _____ / 19

E. Other comments:

_____

_____

Initials of Clerk: _____